

48-3-103

44-282

WARRANTY DEEDTRANSFER
TAX
PAID

003905

AJMA, INC., a corporation organized and existing under the laws of the state of Maine, whose mailing address is 259 Main Street, Waterville, ME 04901 for consideration paid, grants to ROGER MADDEN of Waterville, County of Kennebec and State of Maine with WARRANTY COVENANTS the land in Waterville, County of Kennebec and State of Maine, bounded and described as follows, to wit:

A certain lot or parcel of land situated on the westerly side of Water Street in the City of Waterville, County of Kennebec, State of Maine, bounded and described as follows:

Beginning at an iron pipe found in the westerly sideline of Water Street at the northeast corner of land now or formerly of Roger P. Madden as recorded in the Kennebec County Registry of Deeds, Book 3538, Page 174, Parcel II. Thence by the following courses and distances;

1) N 50° 43' 17" W a distance of Seventy-eight and 71/100ths (78.71') feet along the land of said Madden to an iron rod found and the southeast corner of Parcel III as described in said Book and Page.

2) N 47° 09' 14" E a distance of Forty-one and 33/100ths (41.33') feet along the land of said Madden to an iron rod found and the southwesterly line of Parcel I as described in said Book and Page.

3) S 61° 12' 32" E a distance of Six and 11/100ths (6.11') feet along land of said Madden to a point.

4) S 38° 37' 08" W a distance of Twenty-six and 15/100ths (26.15') feet along remaining land of the Grantor to an iron rod set.

5) S 40° 44' 49" E a distance of Thirty-nine and 96/100ths (39.96') feet along remaining land of the Grantor to an iron rod set.

6) S 51° 47' 25" W a distance of Two and 72/100ths (2.72') feet along remaining land of the Grantor to an iron rod set.

7) S 47° 42' 33" E a distance of Twenty-eight and 96/100ths (28.96') feet along remaining land of the Grantor to an iron rod set in the westerly sideline of Water Street.

8) S 50° 27' 44" W a distance of Four and 90/100ths (4.90') feet along the westerly sideline of Water Street to the point of beginning.

The above described parcel contains 1000+/- square feet and is a portion of the property conveyed to AJMA, Inc. by deed from Donald Toulouse, dated August 19, 1985 as recorded in said Registry, Book 2842, Page 164.

Bearing are magnetic 1984. Reference is made to "Plan of Property of the Marie Ann R. Toulouse Heirs" by K & K Land Surveyors, Inc. dated September 1984. All iron rods set are 1/2" rebar and capped RLS #1337.

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The following described portion of the above conveyed premises shall not be paved and may be used for parking only on a temporary basis by tenants of grantee moving in or out, and no vehicle shall be parked on said strip for more than three (3) hours:

Beginning at an iron pipe found in the westerly sideline of Water Street at the northeast corner of land now or formerly of Roger P. Madden as recorded in the Kennebec County Registry of Deeds, Book 3538, Page 174, Parcel II. Thence by the following courses and distances;

- 1) N 50° 43' 17" W a distance of Twenty-eight and 96/100ths (28.96') feet along the land of said Madden to a point;
- 2) Thence in a general northeasterly direction to an iron rod set;
- 3) S 47° 42' 33" E a distance of Twenty-eight and 96/100ths (28.96') feet along remaining land of the Grantor to an iron rod set in the westerly sideline of Water Street.
- 4) S 50° 27' 44" W a distance of Four and 90/100ths (4.90') feet along the westerly sideline of Water Street to the point of beginning.

The foregoing restriction shall constitute a covenant running with the land.

WITNESS my hand and seal this 28th day of February, 1990.

[Signature]
WITNESS

AJMA, INC.

[Signature]
by Philip Roy, President

THE STATE OF MAINE
Kennebec, ss.

2/28, 1990

Then personally appeared the above named Philip Roy as President of AJMA, INC. and acknowledged the foregoing instrument to be his free act and deed, in his said capacity, and the free act and deed of AJMA, INC.

Before me, *[Signature]*
Notary Public
attorney at law
James M. LaLiberty

RECEIVED KENNEBEC SS.
1990 MAR -1 AM 9:00

WITNESS: *[Signature]*
REGISTER OF DEEDS